



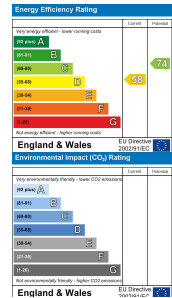
Perer Carway, Kidwelly, Carmarthenshire, SA17 4HE

- Traditional, Detached Property
- Two Reception Rooms
- Two En-suite Family Bathrooms, Cloakroom and Upstairs Family Bathroom
- Oil Central-heating & Private Sewerage Treatment Plant
- Village Location
- Spacious Level Plot Measuring 0.26 Acre
- Five Bedrooms
- Covered Car-port & Driveway Which Offers Additional Off-road Parking
- Viewing A Must!
- EPC RATING D. COUNCIL TAX BAND F.

£500,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

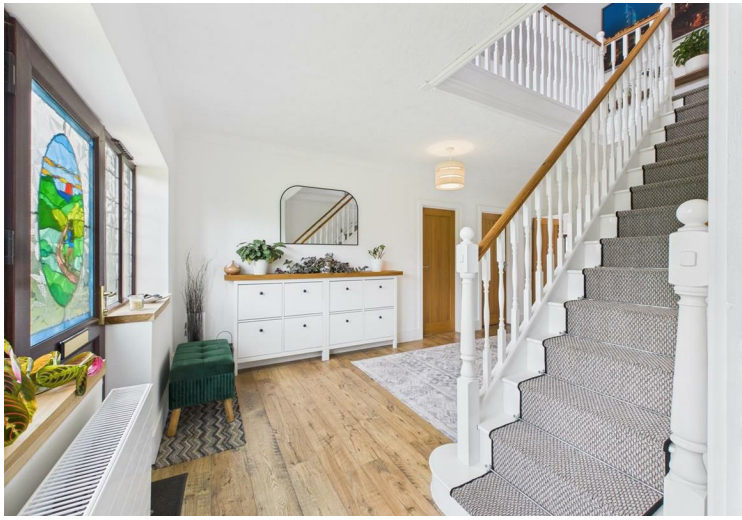


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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The Agent that goes the Extra Mile





Sitting on a level, spacious plot which measures just over a quarter of an acre, we here at West Wales Properties are please to present the stunning "Pererin", a fantastic example of a modern "turn key" family home. This detached property is immaculately presented internally as well as externally and offers great versatility for the lucky purchasers with a pleasing flow, spacious rooms and charming village location. Viewing is highly recommended to appreciate the size location and most of all the presentation. Call us today on 01554 759655 to arrange your viewing! EPC RATING D. COUNCIL TAX BAND F.

Accommodation comprises : Entrance hall, lounge, dining room, kitchen/diner, utility room, cloakroom, gym/bedroom 5, en-suite bath and shower room, conservatory, office, gallery landing, family bathroom, storage cupboard and four double bedrooms- master having an en-suite bath & shower room. Externally the property sits on a level plot which measures 0.26 of an acre with driveway that offers ample parking for an array of vehicles, garage and covered carport, front garden with a lawn and shrub borders. To the rear a south-facing enclosed garden with patio and a good-sized lush-green level lawn, outbuilding which is an ideal home office and then a third lawn to the side.

Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Main water and electricity connected. Oil central heating system. Private Sewerage Treatment Plant. Council tax band F. According to Ofcom, the following information is available for this location: Broadband availability- up to Superfast (31 Mbps), Mobile availability- Limited mobile phone coverage for O2, Vodafone and Three, no mobile phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Total plot size 0.26 acre, measured using Pro-map (SC05/25)

HALLWAY

LOUNGE

DINING ROOM

KITCHEN/DINER

UTILITY ROOM

CLOAKROOM

BEDROOM 5/GYM

EN-SUITE BATHROOM ROOM

CONSERVATORY

OFFICE

LANDING

FAMILY BATHROOM

BEDROOM 1

EN-SUITE BATH & SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE

CARPORT

HOME OFFICE



DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on travelling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". At the mini roundabout take the second turning off signposted "Carway/Ffos Las" and follow the road until you get to a bigger roundabout and village signposted "Carway". At this roundabout take the first turning off and follow the road along passing the primary school on your right, the property is situated on your right as you bear round a right-hand bend, Pererin.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.